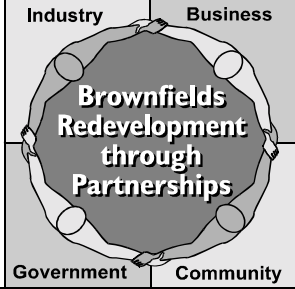


<p style="text-align: center;">Ulster County, New York Brownfields Assessment Demonstration Pilot</p> <p>U.S. EPA, Region 2 290 Broadway New York, New York</p> <p style="text-align: right;">January 2002</p>	
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Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico, and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In July 1998, the United States Environmental Protection Agency (EPA) selected Ulster County as a Brownfields Assessment Demonstration Pilot. The Pilot, through partnerships with several neighboring counties, targets the Mid-Hudson Valley, which lies directly north of the New York Metropolitan area. The Mid-Hudson Valley encompasses Ulster, Orange, and Dutchess Counties, and includes the Cities of Beacon, Newburgh, Middletown, Kingston, Port Jervis, and Poughkeepsie. This region has suffered from the loss of industry, aging infrastructure, deteriorated downtown areas, and eroding financial bases. Many properties with redevelopment potential, especially in cities, remain underused or abandoned due to potential contamination and unknown financial liabilities. There has been an increase in the number of companies looking to expand in the region, especially from the New York City area, and demand for industrial sites currently exceeds the supply.

II. Brownfields Pilot Progress

Implementation Strategy

The Pilot's objective is to facilitate brownfields redevelopment through the regional public/private Mid-Hudson Valley Partnership formed in 1998. The Partnership is a centralized forum through which owners and developers can obtain technical information and assistance. In addition, the Partnership plans to streamline review and approval processes and provide training skills for community members.

The Partnership consists of representatives from the cities of Beacon, Kingston, Middletown, Newburgh, Port Jervis and Poughkeepsie; the counties of Ulster and Orange; approximately 25 businesses; and economic development, environmental, finance and community organizations. A Steering Committee, comprised of 23 individuals representing the six cities and two counties in the Partnership, is responsible for making critical decisions, assuring compliance with the grant requirements, and developing effective outreach and education to assure sustainability of the project. Since its formation, the Partnership has held meetings on regular basis.

The Pilot has five specific objectives: (1) a comprehensive inventory of brownfield sites in the six cities, (2) a geographic information system (GIS) system for managing inventory data, (3) outreach and education for key stakeholders, (4) a regional brownfields information clearinghouse, and (5) multiple Phase 1 assessments of strategic areas throughout the Pilot area. In order to carry out these objectives, the Partnership has formed various working groups to carry out activities that will facilitate the overall performance of the Pilot.

The Partnership has formed the Information Clearinghouse Working Group. This working group has collected and organized the Pilot information into a series of informational matrices that will become part of the regional clearinghouse of information. The clearinghouse serves as a regional resource for information on federal, state, and local technical, legal, and funding assistance. The Clearinghouse has expanded its regional resources to include bankers, real estate agents, and developers.

The Partnership is currently working with a web site design consultant to design the Partnership's website (address: www.hudsonvalleyland.com). A draft version of the website has been completed. The website has the capability of searching existing websites that supply information on redevelopment in the region. This integration of websites will provide information and act as a search engine all in one location for stakeholders in the brownfields redevelopment process. Specific site information will also be made available on the website as it becomes available.

Community Involvement

The Partnership has utilized the resources of the New Jersey Institute of Technology, through funds provided by EPA, to prepare four educational sessions for private property owners and four sessions for city-based groups involved in the site prioritization process. Private owner workshops will provide an overview on brownfields and will focus on the long-term benefits of brownfield redevelopment.

To aid in the redevelopment of the Quassaick Creek area, the Partnership has formed the Quassaick Creek Estuary Coalition. The Coalition is made up of representatives from the City of Newburgh, the Orange County Land Trust, the Newburgh Historical Society, the Newburgh Neighborhood Association, the Hudson Valley Greenway, and the Orange County Sportsman Federation. The Coalition has prepared project outreach brochures concerning the redevelopment of the Quassaick Creek area. The Coalition also received a planning grant from the Hudson Valley Greenway.

III. Brownfield Site Activities

Site Inventory

The Partnership has compiled an inventory of approximately 185 publicly and privately owned potential brownfield sites in the six cities and is gathering environmental and economic development data on each site. The environmental and economic development data that is gathered for each site will be placed in a database that will be used by the Partnership in the future.

Site Selection

The County has mapped site inventories in each city to present a county-wide illustration of individual brownfield sites. These maps have made it possible to identify strategic clusters within each city. Sites will be selected from strategic clusters. A Strategic Cluster refers to a group of contiguous privately or publicly owned properties, which when viewed together provide significant opportunities for major redevelopment activities.

Currently three strategic clusters and one individual site have been identified to be included in the brownfields program. The three strategic clusters, encompassing 81 properties, include the Rondout Creek cluster in Kingston, NY, the Quassaick Creek cluster in Newburgh/New Windsor, NY, and the Southern Waterfront Industrial Area in Poughkeepsie, NY. The individual site is located in Newburgh, NY. Please see the individual site profiles for Ulster County for more information.

Site Assessment and Reuse Planning

Phase 1 Assessments will be conducted on the three strategic clusters and individual site identified above. A request for proposals for Phase I Assessments was issued in May 2001. The contract was awarded and the assessments are expected to be completed by Fall 2001. A specific reuse plan has not yet been developed for the sites that have been targeted by the Pilot.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Areas: 185

For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: 185

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites, a state list of no-further actions sites, etc.

Properties Reported to be Targeted by Pilot: 82

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is "targeting", or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for Cleanup

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for *Redevelopment*

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

VI. Current Activities

A webpage for the Partnership, www.hudsonvalleyland.com, is near completion. The Pilot Steering Committee has awarded a contract for the Phase I site assessments which are expected to be completed by the end of the year.

VII. Contact Information

Pilot Contact

Name: Jean A. McGrane
Title: Project Coordinator
Organization: Mid-Hudson Pattern for Progress-Desmond Campus
Address: 6 Albany Post Road
Newburgh, NY 12550
Phone: (845) 565-4900
Fax: (845) 565-4918
E-mail: hvland@idsi.net

EPA Contact

Name: Mike Negrelli
Title: Brownfields Project Manager
Organization: U.S. EPA, Region 2
Address: 290 Broadway, Floor 20
New York, NY 10007
Phone: (212) 637-4278
Fax: (212) 637-4284
E-mail: negrelli.mike@epamail.epa.gov

For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>

Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>